

LEGACY
ACQUISITION

COLLECTION AT UTC

OUTPARCEL PAD BUILDING

4575 LA JOLLA VILLAGE DRIVE / SAN DIEGO, CA 92122





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CW TEAM

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**TRISH
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Brokerage Coordinator





PRICING: BEST OFFER

EXECUTIVE SUMMARY

Only once in a generation...

Cushman & Wakefield, as the exclusive advisor, is pleased to present a once in a generation opportunity to acquire an outparcel pad building at The Collection at UTC (adjacent to Westfield UTC). This iconic property includes approximately 21,273 SF of improvements (formerly Sears Auto Center) on a 0.784 acre parcel. The site is zoned EMX-3 (Employment Mixed-Use), which permits a broad range of uses including office, R&D, retail, and residential. In addition, the property is located within the University Community Plan Update, which supports high-density development at a 7.0 FAR.

The Collection at UTC is home to Amazon Corporate's 123,000 SF regional headquarters with over 500 employees and features some of the nation's top performing retail and restaurant brands including CB2, Sweetgreen, Amalfi Llama, Pacific Catch, Blue Bottle Coffee and William Sonoma.

Westfield UTC is the region's top performing destination lifestyle mall with ± 14M annual visitors and average retail sales exceeding \$1,600/sf. Major retail and restaurant brands include Nordstrom, Macy's, Pottery Barn, Cartier, Apple, Lululemon, RH, AMC Theatres and more.

The UTC Submarket is the County's most dynamic Trade Area and is surrounded by over 7.5M SF of Class A office, life science, medical and technology space along with a densely populated residential community commanding the highest residential rental rates in San Diego. Often referred to as the "Golden Triangle", UTC is the County's leading lifestyle and innovation hub and is bound by the I-805 and I-5 Freeways providing ease of access and a regional draw for the entire county.



ADDRESS
4575 LA JOLLA
VILLAGE DR
SAN DIEGO, CA 92122



BUILDING SIZE
12,972 SF
STREET LEVEL

8,301 SF
LOWER LEVEL



ACREAGE
0.784

PROPERTY HIGHLIGHTS

CORE PITCH: This property represents a rare acquisition opportunity within a top-performing, supply-constrained environment, with the flexibility to support a range of high-value uses including restaurant, retail, medical, life science, and mixed-use redevelopment.



IRREPLACEABLE UTC MALL ENTRANCE LOCATION

Positioned directly at a primary entrance to Westfield UTC Mall, one of the highest-performing lifestyle retail destinations in the United States, benefiting AVG PSF sales of \$1,600/sf and +/- 14M annual visitors with unmatched visibility within the trade area.



FEE-SIMPLE CONTROL OF RARE OUTPARCEL

One of the only remaining opportunities to acquire a fee-simple pad within the UTC Mall ecosystem, offering long-term control in a supply-constrained, institutionally owned submarket.



FLEXIBLE EMX-3 ZONING

EMX-3 (Employment Mixed-Use) zoning allows for a broad range of uses including retail, restaurant, office, medical, and residential, enabling multiple high-value execution paths.



HIGH-DENSITY DEVELOPMENT POTENTIAL

Located within the University Community Plan Update, which supports high-density, transit-oriented development with potential buildout up to -7.0 FAR.



EXCEPTIONAL DEMOGRAPHICS & DEMAND DRIVERS

Located within San Diego's "Golden Triangle," surrounded by over 7.5M SF of office, life science, and medical space, anchored by UC San Diego, Scripps Health, and leading biotech employers.



UNMATCHED TRAFFIC & ACCESS

Unmatched exposure at the intersection of La Jolla Village Drive and Town Centre Drive (63,000 ADT) offering immediate access to I-5 and I-805, providing regional connectivity and consistent consumer traffic.

PROPERTY OVERVIEW



LA JOLLA VILLAGE DRIVE ±45,000 ADT

TOWNE CENTRE DRIVE ±18,500 ADT

THE COLLECTION AT UTC

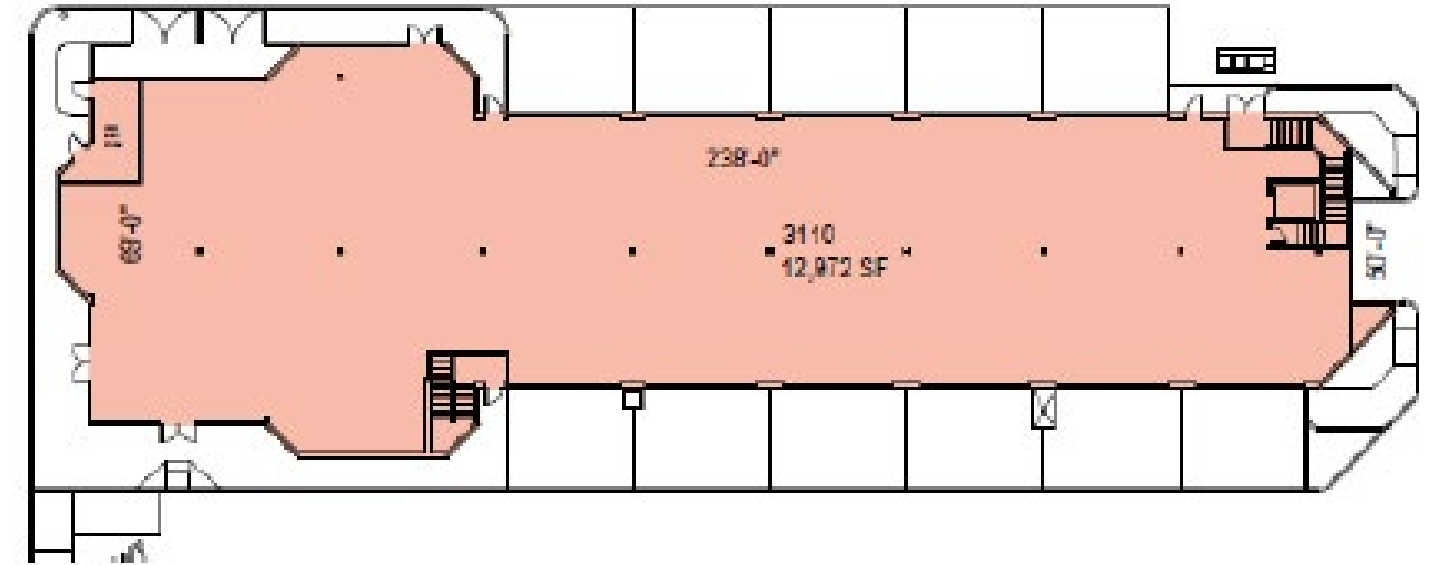
BLUE BOTTLE COFFEE
 amazon
 WILLIAMS SONOMA CALIFORNIA
 CB2
 THE AMALFI LLAMA
 Pacific Catch WESTCOAST FISH HOUSE

WESTFIELD UTC

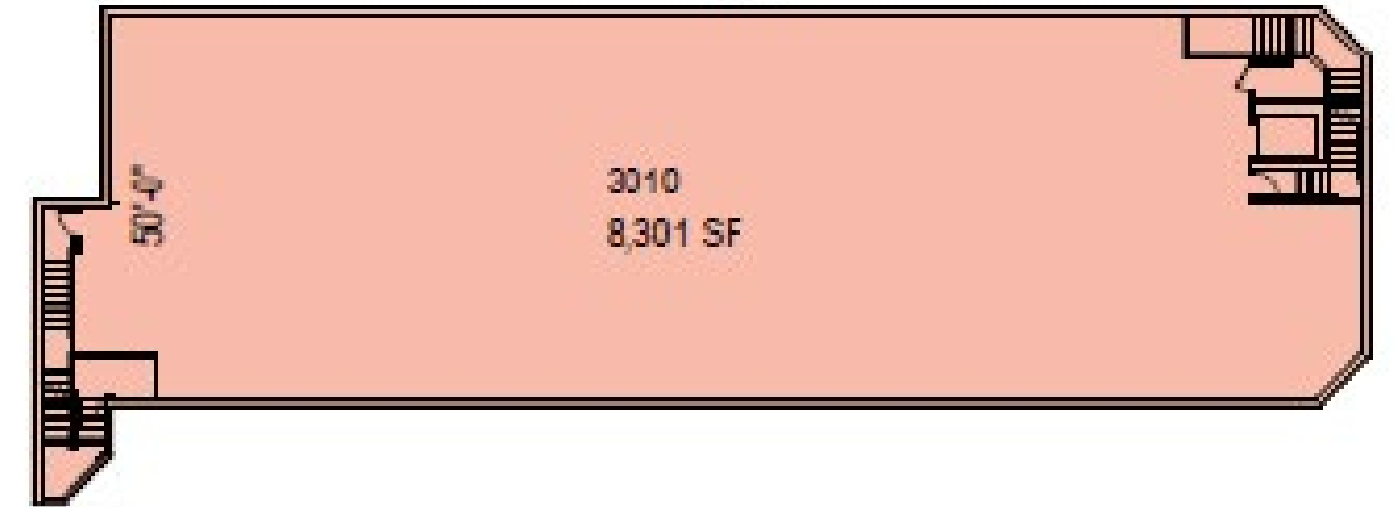
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 HERMÈS PARIS
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 BVLGARI
 RH
 Apple
 TIFFANY & CO.
 lululemon

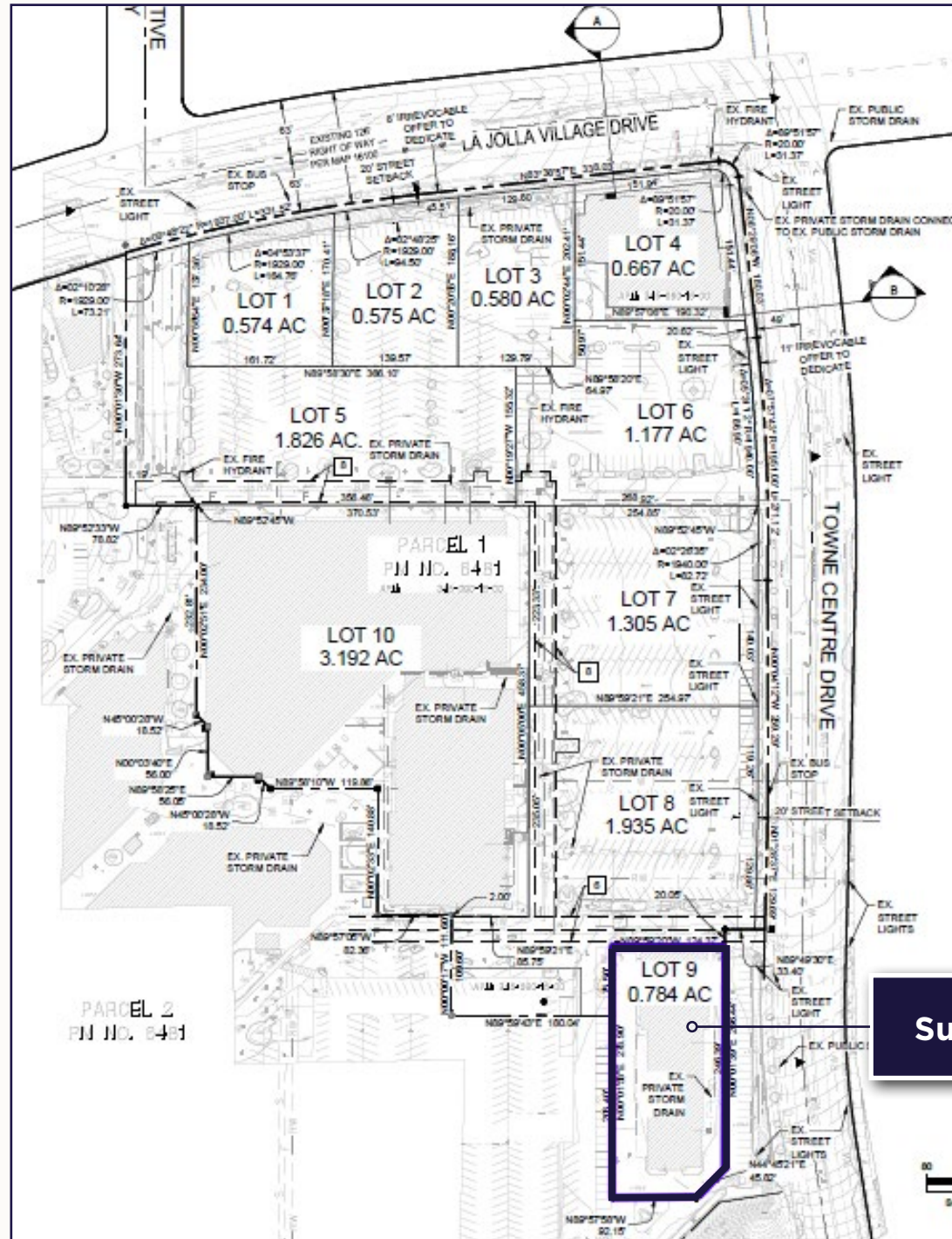
SUBJECT PROPERTY

STREET LEVEL FLOOR PLAN — 12,972 SF +/-



LOWER LEVEL FLOOR PLAN — 8,301 SF +/-





Subject Property



Subject Property

THE COLLECTION AT UTC

The Collection at UTC is home to Amazon Corporate's 123,000 SF regional headquarters with over 500 employees and features some of the nation's top performing retail and restaurant brands including CB2, Sweetgreen, Amalfi Llama, Pacific Catch, Blue Bottle Coffee and William Sonoma.



WESTFIELD UTC

SAN DIEGO'S PREMIER LUXURY LIFESTYLE MALL

DINING

telefèric

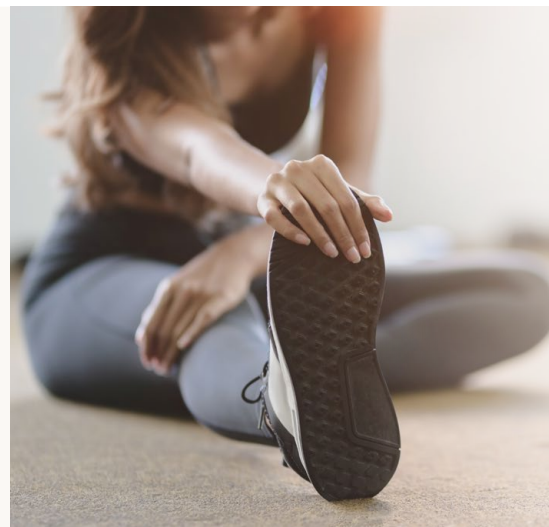
BARCELONA 1992



- San Diego County's Premier Regional Luxury Lifestyle Mall featuring 1M+ SF of restaurants and retail and 199 tenants including Nordstrom, Macy's, RH, Apple, Lululemon, Uniqlo, Cartier and more.
- Highest Average Retail Sales PSF in the County at +/- \$1,600/sf
- +/- 14 Million Annual Visitors



FASHION



WELLNESS & FITNESS



RECENT OPENINGS



UTC LUXURY COLLECTION EXPANSION

The nearly 70,000 SF Luxury Collection expansion of Westfield UTC will unveil a new lineup of internationally renowned fashion brands. These fashion houses will include iconic names like Carolina Herrera (Now Open), Tom Ford, Loro Piana, Hermès & CHANEL.



CHANEL headlines the expansion with a 10,000 SF storefront, which marks the first ever dedicated San Diego location.



In addition to the fashion brands, two signature first-to-market dining options will anchor the Luxury Collection expansion, Joey Restaurant and Teleferic.

TRADE AREA OVERVIEW

SAN DIEGO'S PREMIER COASTAL LIFESTYLE AND INNOVATION HUB

OVER 7.5M+ SF OF OFFICE, LIFE SCIENCE AND RESEARCH FACILITIES

- Home to some of the County's top employers: UCSD, Scripps Health, Illumina
- Daytime Employment Population: **160,309**
- Amazon Corporate Employment: **±1,700**

UC SAN DIEGO

- One of the nation's leading public research universities with over \$1.7B in annual research funding
- Total enrollment: 45,000+ undergraduate & graduate enrollment
- Major hub for innovation and medical research fueling San Diego's life science and medical industry

TOP PERFORMING MULTIFAMILY AND HIGH-DENSITY RESIDENTIAL MARKET

- The UTC Trade Area leads the county in highest multifamily rents and lowest vacancy rates
- Mixed Use Urban Village Zoning

**MAJOR
OUTPARCEL
PAD DEMAND**

High demand from national restaurants and retail pad users

CALIFORNIA'S ICONIC SHOPPING AND DINING DESTINATION



TOP 3 Performing Regional Center in the State. Westfield UTC & The Collection at UTC rank in the top 3 in California (Placer.AI)



\$1,600 PSF: Average annual gross retail sales at Westfield UTC



Highest retail rental rates in Southern California

RECENTLY COMPLETED LEASE TRANSACTIONS



RESIDENTIAL & OFFICE SNAPSHOT



LUX BY GARDENS

- Broken up into two flagship towers - LUX UTC & The Jewel at Lux
- The Jewel is the newer 22-story architectural landmark known for its ultra-premium high-end luxury
- The LUX UTC is the original flagship 16-story tower
- 450 total units combined



PALISADE UTC

- Ultra premium high end luxury 23-story apartment building
- 300 units totaling over 565,000 SF
- One of the highest residential rental rates in the county



CAMPUS POINT

- Alexandria's premier UTC Life Science office campus



- Leases ±230,000 SF across two major locations including 123,000 SF at The Collection at UTC
- The two facilities combined have over 1,700 employees



- Leases ±750,000 SF across several buildings in UTC which have ±5,000 employees



- Occupy ±1.1M SF in UTC
- Largest biotech employer in San Diego with ±3,000 employees



- Under Construction on 466,598 SF



- Under Construction on 426,927 SF







ZONING

EMX-3 (EMPLOYMENT MIXED-USE) ZONE



EMX-3 OFFERS A WIDE RANGE OF USES:

-  Retail
-  Office
-  Medical
-  Residential

UNIVERSITY COMMUNITY PLAN



Adopted in July of 2024, the University Community Plan establishes a plan for future development allowing for increased density.



Project can be processed ministerially



FAR 7.0



0-218 DU / Acre



Potential bonus density with affordable housing or childcare



Eligible for residential as primary use due to existing adjacent retail





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